

MEMBERS PRESENT: LEONARD KRAWCHECK, SAM ALTMAN, SANDRA CAMPBELL,
MICHAEL ROBINSON, WALTER SMALLS, JOHN LESTER,
MARGARET SMITH
STAFF PRESENT: LEE BATCHELDER, PENNYE ASHBY
CLERK: VANESSA ELLINGTON

AGENDA

BOARD OF ZONING APPEALS-ZONING

MAY 20, 2014 5:19 P.M. 75 CALHOUN STREET
6:44 P.M.

A. Deferred applications from previously advertised BZA-Z agendas. For information call 724-3781.

B. New Applications:

1. 47 QUEEN ST. (FRENCH QUARTER) (458-09-01-047) APP. NO. 145-20-B1

Request an appeal to the Zoning Administrator's decision to require conversion of the third dwelling unit in the accessory building to go back to a laundry room and work space/storage area.
Zoned SR-5.

Owners-James H. & Susan Ross/Applicant-John M. Bleecker, Jr.

APPROVED 0 WITHDRAWN 0
DISAPPROVED 0 DEFERRED XX

MOTION: Deferred to June 03, 2014.

MADE BY: SECOND: VOTE: FOR AGAINST

2. 83 MARY ST. (460-12-02-024) APP. NO. 145-20-B2

Request variance from Sec. 54-317 to allow construction of a mixed use building (retail/office/restaurant) without 5 required parking spaces.
Zoned MU-2/WH.

Owner-482/484 King Street Enterprises/Applicant-Glick Boehm & Associates

APPROVED 0 WITHDRAWN 0
DISAPPROVED 0 DEFERRED XX

MOTION: Deferred to address parking concerns.

MADE BY: M.Robinson SECOND: W.Smalls VOTE: FOR 7 AGAINST 0

3. 392 SUMTER ST. (WESTSIDE) (460-07-02-151) APP. NO. 145-20-B3

Request variance from Sec. 54-301 to allow construction of a single-family residence with a 4-ft. west side setback and an 8-ft. total side setback (7-ft. and 10-ft. required respectively).
DR-2F.

Owner-Brad Hawkins/Applicant-Jonnie Sturkey, Jr.

APPROVED 0 WITHDRAWN 0
DISAPPROVED 0 DEFERRED XX

MOTION: Deferral.

MADE BY: SECOND: VOTE: FOR AGAINST

4. 71 CONGRESS ST. (NORTH CENTRAL) APP. NO. 145-20-B4
(463-16-03-077)

Request variance from Sec. 54-301 to allow the reestablishment of two dwelling units (duplex) with 1,419sf of lot area per dwelling unit (2,000sf required).
Request special exception under Sec. 54-110 to allow a vertical extension (2nd flr porch) of a non-conforming building footprint that does not meet the required 7-ft. west side setback.
Request special exception under Sec. 54-511 to allow the reestablishment of two dwelling units (duplex) with 2 off-street parking spaces (4 spaces required).
Zoned DR-2F.
Owner-71 Congress Street LLC/Applicant-Jeff O'Donnell

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval.

MADE BY: S.Campbell SECOND: M.Smith VOTE: FOR 7 AGAINST 0

5. 56 HESTER ST. (WAGENER TERRACE) APP. NO. 145-20-B5
(463-11-01-090)

Request variance from Sec. 54-301 to allow construction of an accessory building (pool house with a 15-ft. eave height (11-ft. required).
Zoned SR-2.
Owner-George Reavis/Applicant-John Douglas Tucker, Architect

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval.

MADE BY: J.Lester SECOND: M.Smith VOTE: FOR 6 AGAINST 0
*S.Altman recused.

6. 2326 SUNNYSIDE AVE. (WAGENER TERRACE) APP. NO. 145-20-B6
(464-13-00-050)

Request special exception under Sec. 54-110 to allow a vertical and horizontal extension (2nd floor dormer and rear deck addition) to a non-conforming building footprint that does not meet the required 9-ft. west side setback.
Zoned SR-2.
Owner-Estate of Mabel Brown/Applicant-David A. Simmons

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval.

MADE BY: S.Campbell SECOND: W.Smalls VOTE: FOR 7 AGAINST 0

7. 10 LARNES ST. (WESTSIDE) (460-07-02-186) APP.; NO. 145-20-B7

Request variance from Sec. 54-301 to allow three dwelling units (attached dwellings) with 889sf of lot area per dwelling unit (1,650sf required).
Request variance from Sec. 54-301 to allow the reconstruction of porches and steps and hvac platform additions with a 67% lot occupancy (50% limit is required).
Request special exception under Sec. 54-110 to allow a non-conforming building footprint to be extended vertically by raising a one story building and adding a 2nd floor addition (bedroom/bath/closet) to the rear part of a building that does not meet the required 3-ft. rear setback and 3-ft. north side setback.
Request special exception under Sec. 54-511 to allow three dwelling units with 2 off-street parking spaces (5 spaces required).
Zoned DR-2F.

Owner-Luxury Simplified, LLC/Applicant-Luke Morrison

APPROVED	0	WITHDRAWN	0
DISAPPROVED	XX	DEFERRED	0

MOTION: Deferral.

MADE BY: S.Campbell SECOND: W.Smalls VOTE: FOR 6 AGAINST 0

In accordance with the American with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.